

- (1) 3,600 square feet; or
- (2) for a corner lot, 4,500 square feet.

(E) A lot that fronts on a cul-de-sac must have:

- (1) a chord width of not less than 33 feet at the front lot line;
- (2) a width of not less than 40 feet at the front yard setback line; and
- (3) a width of not less than 40 feet at all points 50 feet or more behind the front lot line.

(F) The maximum height for a structure is 35 feet.

(G) The minimum front yard setback is 15 feet.

(H) The minimum street side yard setback is 10 feet.

(I) The minimum interior side yard setback is three and one-half feet, except:

- (1) an interior side yard setback is not required if the interior side yard is adjacent to property zoned SF-4A; and
- (2) the combined width of the interior side yards of a lot may not be less than seven feet.

(J) The minimum rear yard setback is five feet, excluding easements.

(K) The minimum setback between a rear access easement and a building or fence is 10 feet.

(L) The maximum building coverage is 55 percent.

(M) The maximum impervious cover is 65 percent.

(N) A small lot single-family use must comply with the requirements of Section 25-4-232 (*Small Lot Subdivisions*).

Source: Ord. 041118-57.

Reinsert

§ 25-2-780 CONSERVATION SINGLE FAMILY RESIDENTIAL USE.

(A) The conservation single family residential use is permitted only:

- (1) on properties zoned single family residence large lot (SF-1); and
- (2) within the drinking water protection zone.

(B) For a conservation single family residential use, the base zoning district regulations are superseded by the requirements of this section.

(C) Properties used for conservation single family residential use must be subdivided to create:

- (1) two or more residential lots, not to exceed the number of lots that would otherwise be allowed on the property under SF-1 zoning, of no less than 3600 square feet and no more than 5750 square feet in area;
- (2) a conservation lot consisting of the remainder of the property.

(D) The following site development standards apply to the residential lots used for conservation single family residential use:

- (1) minimum district size of 20,000 square feet.
- (2) minimum residential lot size of 3,600 square feet.

- (3) maximum residential lot size of 5,750 square feet.
- (4) minimum lot width of 50 feet.
- (5) joint access driveways may be permitted as specified in Chapter 25-5, Article 5.
- (6) impervious cover maximum of 60% for each residential lot.
- (7) all other site standards as specified for single family residence large lot (SF-1) zoning.
- (E) A conservation lot must be jointly owned and maintained by the owners of the individual residential lots and preserved as undisturbed open space by means of a binding legal agreement, such as a conservation easement, approved by the City of Austin and a plat note approved by the City of Austin and added at the time of subdivision.
- (F) The total impervious cover for the property may not exceed maximum allowable impervious cover by watershed as specified in Chapter 25-8, including, but not limited to, Chapter 25-8, Article 12 (*Save Our Springs Initiative*).
- (G) Impervious cover shall be allocated among the individual lots within the property at the time of subdivision.

Source: Ord. 20100819-064.

Subpart B. Requirements for a Bed and Breakfast Use.

§ 25-2-781 BED AND BREAKFAST RESIDENTIAL USE STRUCTURES CLASSIFIED.

- (A) A residential structure may be used as a bed and breakfast residential use only if it qualifies as a Group 1 or Group 2 bed and breakfast residential use structure.
- (B) Except as provided in Subsection (D), a Group 1 bed and breakfast residential use structure is a structure that contains not more than:
 - (1) five rental units if the building in which the bed and breakfast residential use is located is more than 50 years old; or
 - (2) three rental units if the building in which the bed and breakfast residential use is located is 50 years old or less.
- (C) Except as provided in Subsection (D), a Group 2 bed and breakfast residential use structure is a structure that contains not more than:
 - (1) 10 rental units if the building in which the bed and breakfast residential use is located is more than 50 years old; or
 - (2) five rental units if the building in which the bed and breakfast residential use is located is 50 years old or less.
- (D) For an establishment that operated as a lodginghouse residential use on or before October 1, 1994: